



Direct Access to U.S. Hwy 71!

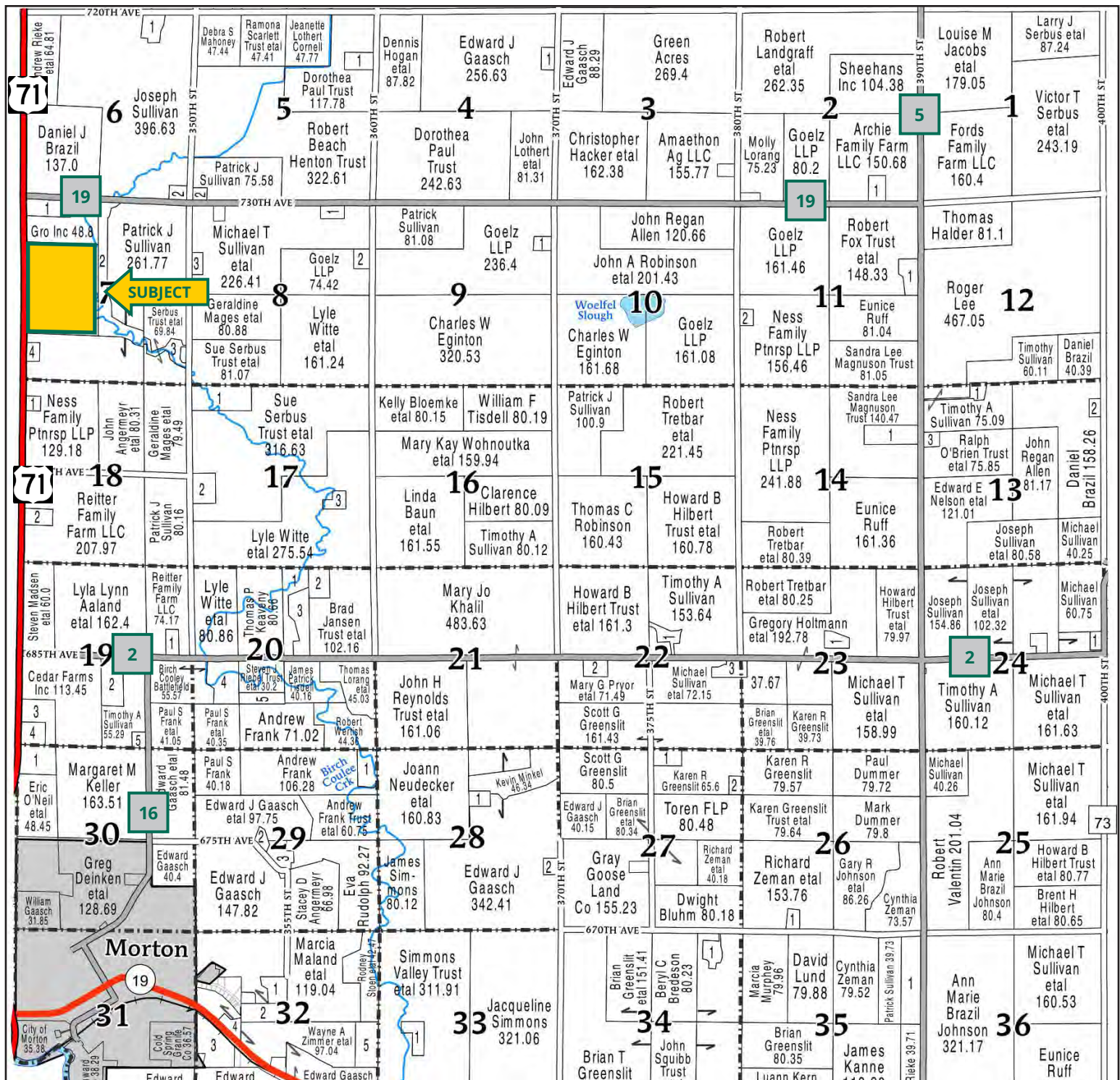
AUCTION

Hybrid
Tuesday
November 18, 2025
10:00 a.m. CST
Olivia, MN &
bid.hertz.ag

131.06 Acres, m/l
Single Parcel
Renville County, MN



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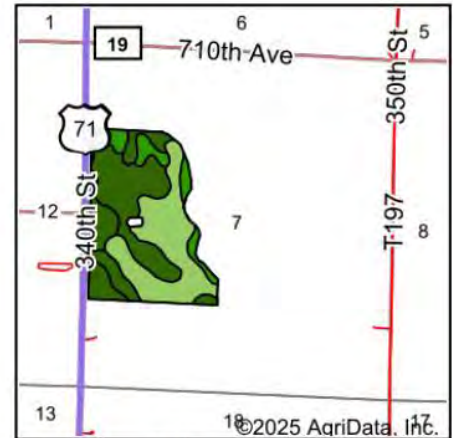
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FSA/Eff. Crop Acres: 99.32 | CRP Acres: 3.00 | Soil Productivity: 85.10 CPI



©NAIP/Minnesota Imagery: 2021



State: **Minnesota**
 County: **Renville**
 Location: **7-113N-34W**
 Township: **Birch Cooley**
 Acres: **99.32**
 Date: **10/9/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1373C	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	37.60	37.9%		IIIe	73
102B	Clarion loam, 2 to 6 percent slopes	28.31	28.5%		IIe	95
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	11.25	11.3%		IIe	92
1376C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.75	6.8%		IIIe	87
336	Delft clay loam, 0 to 2 percent slopes	4.92	5.0%		IIw	94
L83A	Webster clay loam, 0 to 2 percent slopes	4.66	4.7%		IIw	93
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.18	4.2%		IIw	83
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.13	1.1%		IIw	91
1369A	Crooksford silt loam, 1 to 3 percent slopes	0.52	0.5%		I	100
Weighted Average					2.44	85.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Morton: go north on US-71 for 3.9 miles. The property will be on the east side of the road.

Simple Legal

S½ NW¼ and N½ SW¼, all in Section 7, Township 113 North, Range 34 West of the 5th P.M., Renville Co., MN . *Final abstract/title documents to govern legal description.*

Real Estate Tax

Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$5,366.00
Surveyed Acres: 131.06
Net Taxable Acres: 131.68
Tax per Net Taxable Acre: \$40.75

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 9708, Tract 56028
FSA/Eff. Crop Acres: 99.32
CRP Acres: 3.00
Corn Base Acres: 46.10
Corn PLC Yield: 147 Bu.
Bean Base Acres: 46.10
Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PC-NW Prior Converted Non-Wetland.

CRP Contracts

There are 3.00 acres enrolled in a CP-21 contract that pays \$831.00 annually and expires 9/30/2031.

Soil Types/Productivity

Main soil types are Clarion-Storden-Pilot Grove and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 85.10. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a quality Renville County farm located along US-71.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

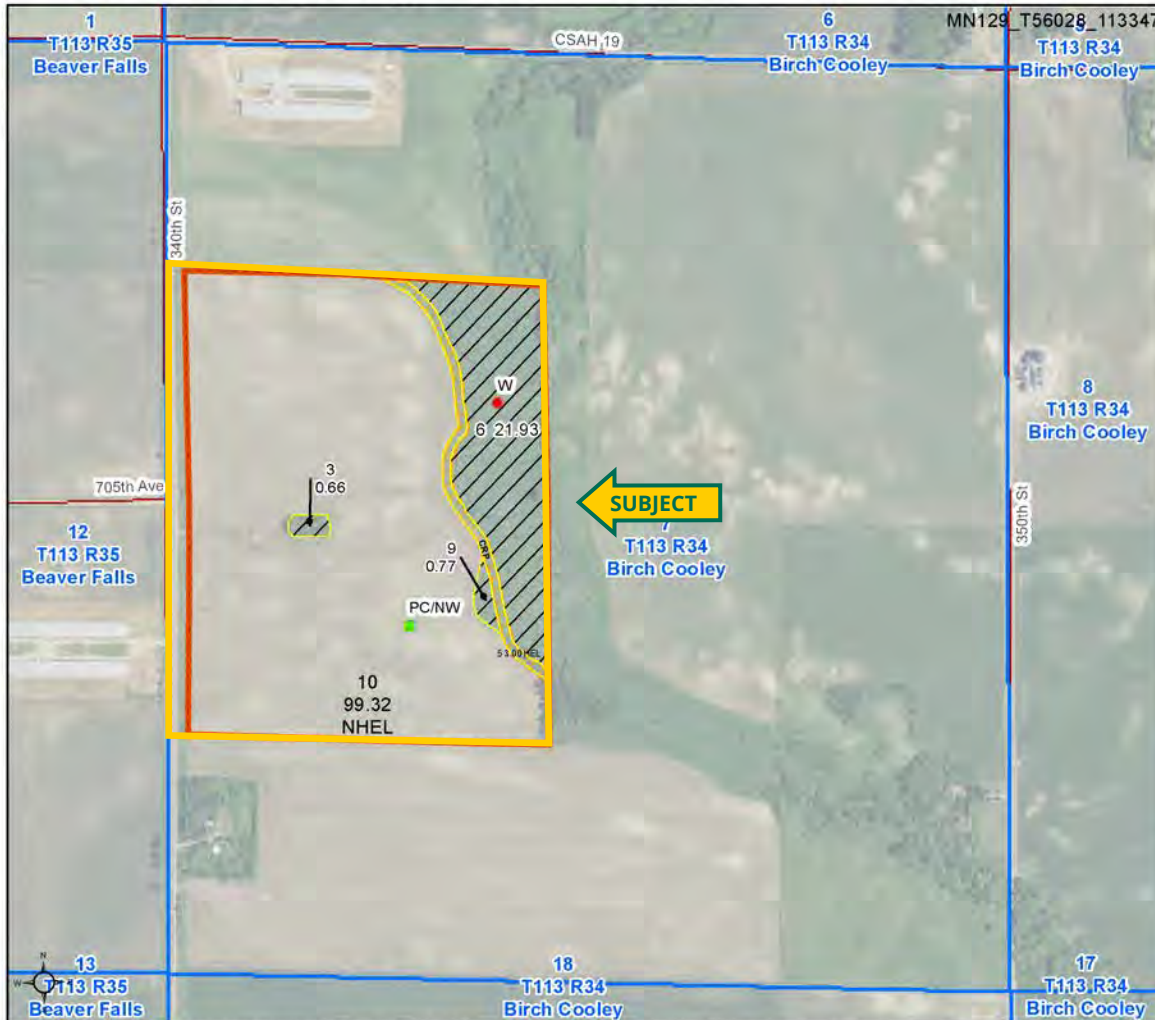
Northeast Looking Southwest



Southeast Looking Northwest



USDA United States Department of Agriculture
Renville County, Minnesota



Farm 9708
Tract 56028

2024 Program Year

Map Created May 07, 2024

113347

0 355 710 1,420
Feet

Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 102.32 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Date: Tues., November 18, 2025

Time: 10:00 a.m.

Site: City of Olivia Armory
Community Center
910 W Lincoln Ave.
Olivia, MN 56277

Online: bid.hertz.ag

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Jared Augustine at 507-381-7425 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

John and Karen Grimes and
The Michael and Gail Miller Trust

Agency

Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

Auctioneer

Jared Augustine

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

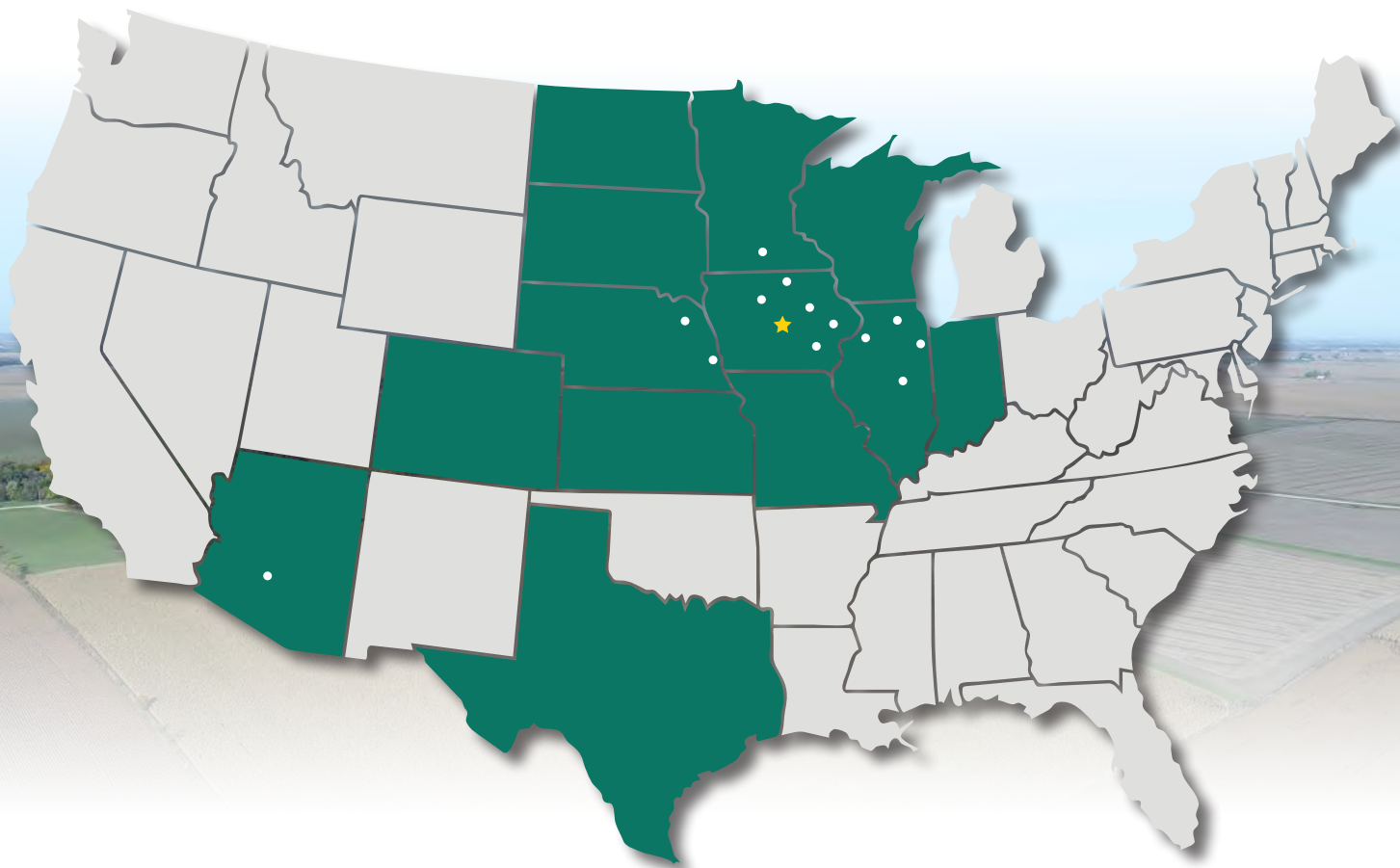
Terms of Possession

10% down payment required the day of sale. A 2.0% Buyer's Premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 17, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2026. The Seller will pay real estate taxes due and payable in 2025; Buyer will pay real estate taxes due and payable in 2026 and beyond.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price OR Abstract of Title for review by Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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